

Trumbull High School Building Committee
MINUTES
June 15, 2010

Call to Order: The Chair, Mr. Nugent called the meeting to order at 7:02 p.m.

Present: Ms. Bivona, Mr. Chmielewski, Ms. Flynn, Mr. Lemay, Mr. Meisner, Mr. Nugent, Mr. Preusch, Mr. Ronnow (arrived at 7:08 p.m.).

Absent: Mr. Doyle, Mr. Jenkins, Mr. McCabe and Ms. Timpanelli.

Also Present: A. Barbarotta of AFB, Stephen Burgess of JCJ, Brian Holmes and Randy Swinford of O&G.

Approval of Minutes: Moved by Ms. Flynn, seconded by Mr. Meisner to accept the June 2, 2010 meeting minutes as submitted.

VOTE: Motion carried 6-0-1 (Abstention: Bovona)

Approval of Invoices: Ms. Flynn moved, seconded by Mr. Chiemelewski to approve O&G Application #11 in the amount of \$530,845.

VOTE: Motion carried unanimously.

Architect's Update: Mr. Swinford reviewed the Progress Report (distributed to the building committee prior to this meeting) with the building committee. This phase is 78% complete, the finishes are taking shape; the HVAC system will be operable by the end of June 2010; the wood is being installed in the stage area; the epoxy is on the floor and the seats are in.

Mr. Ronnow arrived at 7:08 p.m.

The green house(s) asbestos abatement & demolition has been started, (the state has given permission to proceed with the abatement while the building is occupied); the oil tank will be installed.

Mr. Swinford reported that no PCO's will be presented at this meeting; they will be submitted at the next meeting. It was confirmed that the final cleaning of the windows will be done by the installers per contract. Much of the piping between the air handling units has been installed and the lights have installed in the dropped ceiling area. Progress is going as planned.

Owner's Rep Update: Mr. A. Barbarotta presented the Phase 2 mechanical contract to the building committee. The scope had been reduced after having heard from many of the contractors bidding that there seemed areas that could be scaled back without affecting the quality of design, as discussed at the last building committee meeting. After having reviewed the reduction in scope the town purchasing agent felt it was better to open the bids publically. The result of this is that the low bid is \$1 million less than the previous

lowest bid. There were 4 very capable contractors; the revised specs were easy to read and very easily understandable.

Mr. Holmes had scoped-out Titan & Daly, both had complete scopes. The recommended qualified low bidder is M.J. Daly, LLC. Mr. Holmes confirmed alternate #8 would not be included in the project. Mr. Meisner commented on the fact that the project is now \$5 million under budget and that the town and the building committee owe a debt of gratitude to AFB Construction Management. Ms. Flynn commended all the professionals involved in the project for a job well done.

Mr. Babarotta reported that the ceramic will probably not be all patch and match. Mr. Holmes stated that an addendum would be issued this will allow to negotiate with the five (5) contractors who had bid on the ceramic package. The committee discussed which bathrooms' ceramic tile would be patch & match vs. replaced completely. It was suggested that the downstairs be completely redone and to leave the upstairs bathrooms as patch & matches, it was noted that the school administration had spoken favorably of this option. Mr. Ronnow stated that the downstairs front bathrooms were priorities to replace; they would be the most visible to the community. Mr. Holmes stated the ceramic addendum would represent \$100,000 worth of work. That breaks down to approximately \$15-\$20,000 per bathroom. Mr. Burgess confirmed that most all fixtures are already being changed out.

Ms. Flynn moved, seconded by Ms. Bivona to award the HVAC bid package 2.15 to M.J. Daly, LLC as lowest qualified bidder in the amount of \$11,836,706.

The building committee discussed whether the concession stand would have a bathroom built within it or if it would be a stand-alone building. Ms. Bivona noted that if the town had proceeded with the pool it would have been an asset to the town. The building committee discussed since the town owns the natatorium plans it may be the prudent thing to go to the Town Council with the question whether to bid the natatorium portion of the project before the EDO-49R is submitted to the state. The exact cost of the natatorium would be identified and the town would have all the information necessary to make the decision whether or not to proceed with that portion of the project. The Chair suggested forming a sub-committee. The building committee discussed the current Hillcrest Pool and the estimated cost of renovating the pool. Mr. Barbarotta reported the estimated cost to renovate the Hillcrest Pool at approximately \$1½ million; this would give the pool an additional 15-year life, and would be a bare-bones project. It would not address the diving issues; curve of the pool or the ceiling height issue. The building committee discussed the merits of the natatorium, noting that it would be a sustainable building and would probably be self-sustaining in the long run. Mr. Barbarotta explained that the concession stand will need to be code compliant, the project has not been deemed a "like-new-renovation yet", an EDO-49R will need to be submitted to the state. The alternate bids were separate, the pool is included in the project at the state level; all of the pieces have to be put together and submitted to the state as an EDO-49 R soon. Mr. Meisner stated that renovating the Hillcrest Pool would be spending good money after bad, suggesting that he and Mr. Jenkins, as the town council building committee representatives discuss with the full town council, in a bi-partisan way, the possibility of

putting the natatorium out to bid in order to be able to make an informed decision before the EDO-49R is submitted. The Chair noted that the town still has the exclusive pool use during school hours' reimbursable issue. The Chair also noted that the building committee has no authority to discuss the possibility of bidding the natatorium. Mr. Ronnow noted that the building committee has a timetable to submit the EDO-49R suggesting it would be worth a discussion on the natatorium at this juncture. Mr. Lemay agreed.

The Trumbull High School Building Committee agreed by unanimous consent that the next scheduled meeting would be on **Wednesday**, June 30, 2010 at 7:00.

There being no further business to discuss the Trumbull High School Building Committee adjourned by unanimous consent at 8:00 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk